

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2700 South Lafayette Street, Fort Wayne, Indiana 46803 (Community Healthcare Associates, Inc.)

WHEREAS, Petitioner has duly filed its petition dated September 14, 1992, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

PARCEL 1: Lot #1,2,3, and East 40 foot of Lot #4 in Tresselt's Addition along with Lot #22, 23 and 24 in Colerick's Addition.

PARCEL 2: West 10 feet of Lot #4 the East 20 feet of Lot #5 both in Tresselt's to Mechanicbury Addition to the City of Fort Wayne, Indiana according to the plat thereof Recorded in Deed Record 42 page 200 in the office of the Recorder of Allen County.

said property more commonly known as 2700 South Lafayette Street, Fort Wayne, Indiana 46803.

WHEREAS, said project will create 20 additional permanent jobs for a total additional annual payroll of \$390,000.00, with the average new annual job salary being \$19,500.00; and

WHEREAS, the total estimated project cost is \$2,550,000.00; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

1 Said designation shall begin upon the effective date of the
2 Confirming Resolution referred to in Section 6 of this Resolution
3 and shall continue for one (1) year thereafter. Said designation
4 shall terminate at the end of that one-year period.

5 SECTION 2. That upon adoption of the Resolution:

- 6 (a) Said Resolution shall be filed with the Allen County
7 Assessor;
- 8 (b) Said Resolution shall be referred to the Committee on
9 Finance and shall also be referred to the Department of
10 Economic Development requesting a recommendation from
11 said department concerning the advisability of
12 designating the above designated area an "Economic
13 Revitalization Area";
- 14 (c) Common Council shall publish notice in accordance with
15 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and
16 substance of this Resolution and setting this
17 designation as an "Economic Revitalization Area" for
18 public hearing;
- 19 (d) If this Resolution involves an area that has already
20 been designated an allocation area under I.C. 36-7-14-
21 39, then the Resolution shall be referred to the Fort
22 Wayne Redevelopment Commission and said designation as
23 an "Economic Revitalization Area" shall not be finally
24 approved unless said Commission adopts a resolution
25 approving the petition.

26 SECTION 3. That, said designation of the hereinabove
27 described property as an "Economic Revitalization Area" shall
28 apply to a deduction of the assessed value of real estate.

29 SECTION 4. That, the estimate of the number of individuals
30 that will be employed or whose employment will be retained and the
31 estimate of the annual salaries of those individuals and the
32 estimate of the value of redevelopment or rehabilitation all
contained in Petitioner's Statement of Benefits, are reasonable
and are benefits that can be reasonably expected to result from
the proposed described redevelopment or rehabilitation.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$8.4519/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$8.4519/\$100 (the change would be negligible).

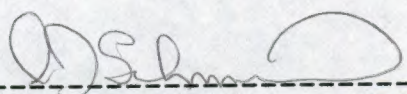
(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$8.4519/\$100 (the change would be negligible).

SECTION 6. That, this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of 6 years.

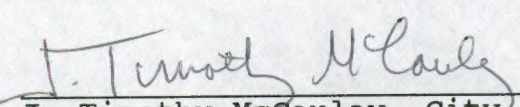
SECTION 8. The benefits described in the Petitioner's statement of benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Council Member

APPROVED AS TO FORM AND
LEGALITY


J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by _____ title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Belmont, seconded by _____, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	8			1
BRADBURY	✓			
EDMONDS	✓			
GiaQUINTA				✓
HENRY	✓			
LONG	✓			
LUNSEY	✓			
RAVINE	✓			
SCHMIDT	✓			
TALARICO	✓			

DATED: 10-13-92

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Hedge & staff, Deputy Clerk

Passed and adopted by the Common Council of the City of Fort Wayne,

Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. 9-47-92

on the 13th day of October, 1992

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Hedge & staff, Deputy Clerk

Thomas P. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on

the 14th day of October, 1992,

at the hour of 11:30 o'clock P. M., E.S.T.

Approved and signed by me this 23rd day of October,

1992, at the hour of 3:00 o'clock P. M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

Current total tax rate.

\$

Approximate tax rate if project occurs and no deduction is granted.

\$

Approximate tax rate if project occurs and a deduction is assumed.

\$

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed _____ calendar years. (See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☐ Yes ☐ No
 - 2) Installation of new manufacturing equipment ☐ Yes ☐ No
 - 3) No limitations on type of deduction (check if no limitations) ☐ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

Don J. Schmidt

10-13-92

Robert E. Kennedy

Common Council

If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%



MEMORANDUM

TO: City Council Members

FROM: Karen A. Lee *K.A.L.*
Business Development Specialist

DATE: September 21, 1992

RE: Tax Abatement Application by Community Healthcare Association

BACKGROUND:

The medical facility is a 32,000 square foot complex which will be utilized by six doctors and one pharmacist. The primary tenant in the complex is St. Joe Hospital. The facility will be basically utilized but not solely intended for inner City residents. The facility will offer comprehensive medical and laboratory testing.

REVIEWING ALTERNATIVES:

Approval of Community Healthcare Associates tax abatement will allow for the creation of approximately 20 new jobs.

RECOMMENDATIONS:

The staff's recommendation is that the tax abatement be approved for Community Healthcare Associates.

KAL/kak

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Community Healthcare Associates, Inc.
Site Location: 2700 South Lafayette Street
Fort Wayne, Indiana 46803
Councilmanic District: 1 Existing Zoning: B-1-B & R-3
Nature of Business: Multi-Service Medical Center

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

The Medical Facility is a 32,000 sq. ft. complex which will be utilized by six doctors and one pharmacist.
The primary tenant in the complex is St. Joe Hospital. The facility will be basically utilized but not
solely intended for inner city residents. The facility will offer comprehensive medical & laboratory testing.

Type of Tax Abatement: Real Property X Manufacturing Equipment

Estimated Project Cost: \$ 2,550,000.00 Permanent Jobs Created: 20

STAFF RECOMMENDATION

As stated per the established policy of the Department of Economic Development, the following recommendations are hereby made:

1. Designation as an "Economic Revitalization Area" should be granted. Yes X No
2. Designation should be limited to a term of 1 year(s).
3. The period of deduction should be limited to 6 year(s).

COMMENTS:

Staff Karen A. Lee
Date 9-21-92

Director Elizabeth A. New
Date 9-23-92



AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF DESIGNATION:

xx Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvement & Personal Property

A. GENERAL INFORMATION

Applicant's Name: COMMUNITY HEALTHCARE ASSOCIATES, INC.

Address of Applicant's Principal Place of Business:

332 East Pontiac Street
Fort Wayne, Indiana 46803

Phone Number of Applicant: (219) 456-4564

Street Address of Property Proposed to be Designated:

2700 S. Lafayette Street
Fort Wayne, Indiana 46803

Real Estate Key Number for the Property: SEE ATTACHED LIST TITLED
"TAX VALUES"

Staff to Complete:

SIC Code of Principal User of Property: 8071

B. PROJECT SUMMARY INFORMATION

YES NO

Is the project site solely within the city limits of the City of Fort Wayne?

XX

Is the project site within the regulatory floodplain?

 XX

Is the project site within the rivergreenway area?

 XX

Is the project site within a Redevelopment area?

 XX

Is the project site within a platted industrial park?

 XX

Is the project site within the designated downtown area?

 XX

Will this project require public improvements?

XX

XX Sewer Lines
 Water Lines
 Road Improvements
XXXX Other *side walks*

Does your company plan to request state or local assistance to finance these public improvements?

XX

Will the proposed project have any adverse environmental impact?

 XXX

C. ZONING INFORMATION

What is the existing zoning classification on the project site? B-1-B & R-3

What zoning classification does the project require? SPECIAL USE PERMIT

What is the nature of the business to be conducted at the project site?

MULTI-SERVICE MEDICAL CENTER

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) is currently on the property?

THERE ARE CURRENTLY A TOTAL OF 3 STRUCTURES LOCATED WITHIN THE
PROPERTY DESCRIPTION - SEE ATTACHMENT.

What is the condition of the structure(s) listed above? TWO
STRUCTURES OUT OF THE THREE ARE HABITABLE AND BEING USED.

Current assessed value of real estate:

Land	\$ 6,670
Improvements	\$11,930
Total	\$18,600

What was the amount of total property taxes owed during the immediate past year? \$ 1,591.65 for year 1991.

Give a brief description of the proposed improvements to be made to the real estate.

AT THE START OF CONSTRUCTION DR. STOVALL'S CURRENT OFFICE BUILDING SHALL
REMAIN. ONCE THE NEW STRUCTURE IS COMPLETE AND OPEN FOR BUSINESS, DR.
STOVALL'S EXISTING STRUCTURE SHALL BE RAISED.

What is the total cost of the project? \$ 2.55 MILLION

What is the anticipated first year tax savings attributable to this designation? \$ OVER \$ 20,000

Explain how your company plans to use these tax savings.
THE TAX SAVINGS SHALL BE INVESTED IN EQUIPMENT AND MEDICAL SERVICES.

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: NA

What was the amount of personal property taxes owed during the immediate past year? \$ NA for year 19 .

Give a brief description of new manufacturing equipment to be installed at the project site.

NA

Cost of new manufacturing equipment: \$ NA

Development Time Frame:

When will installation begin of new manufacturing equipment?

NA

When is installation expected to be completed? NA

Explain how your company plans to use these tax savings.

NA

What is the anticipated first year tax savings attributable to the new manufacturing equipment? \$ NA

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? SEE EXHIBIT "A"

How many permanent jobs will be created as a result of this project? SEE EXHIBIT "A"

Anticipated time frame for reaching employment level stated above SEE EXHIBIT "A"

Current annual payroll: \$ SEE EXHIBIT "A"

New additional payroll: \$ SEE EXHIBIT "A"

What is the nature of the jobs to be created?

HEALTH CARE FIELD, MAINTENANCE, SECURITY, ADMINISTRATIVE/MANAGEMENT AND JANITORIAL. (Does not include Physicians' salaries)

Please provide the annual salary range for the jobs being created:

Minimum \$ 8,500 Maximum \$ 50,000 Average \$ 19,500

Please check if these newly-created jobs provide any of the listed benefits:

<u> X </u>	Pension Plan
<u> X </u>	Tuition Reimbursement
<u> X </u>	Major Medical Plan
<u> X </u>	Life Insurance
<u> X </u>	Disability Insurance

List any benefits not mentioned above:

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<u> X </u>	JobWorks
<u> </u>	Benito Juarez Center
<u> X </u>	Township of Wayne
<u> </u>	Catholic Charities Ft Wayne-South Bend Diocese
<u> </u>	Community Action of Northeast Indiana, Inc.
<u> </u>	State of Indiana, Department of Public Welfare
<u> </u>	Fort Wayne Rescue Mission
<u> </u>	Lutheran Social Services, Inc.
<u> X </u>	Fort Wayne Urban League, Inc.
<u> X </u>	Fort Wayne Women's Bureau
<u> X </u>	State of Indiana, Employment Security Division
<u> X </u>	State of Indiana, Vocational Rehabilitation Services
<u> X </u>	Anthony Wayne Services
<u> X </u>	Indiana Department of Commerce
<u> X </u>	Indiana Institute of Technology
<u> X </u>	Indiana Purdue University at Fort Wayne
<u> X </u>	Ivy Tech

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

THIS TYPE OF PRIVATE INVESTMENT WAS RECOMMENDED BY THE URBAN LAND
INSTITUTE DURING ITS STUDY OF THE SOUTH CENTRAL FORT WAYNE.

In what Township is the project site located? WAYNE

In what Taxing District is the project site located? FIRST ^{Ft. Wayne-Wayne}

G. CONTACT PERSON

Name and address of contact person for further information if required:

CHRISTOPHER H. PAYNE, III

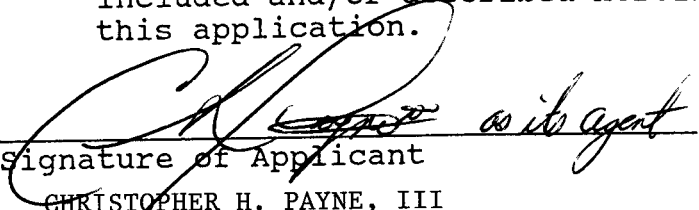
332 1/2 EAST PONTIAC STREET

FORT WAYNE, INDIANA

46803

Phone number of contact person: (219) 456-4564

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.


signature of Applicant

CHRISTOPHER H. PAYNE, III
AS AGENT

6-1-92
Date

TAX VALUES

<u>Address</u>	<u>Assessed value</u> <u>land</u>	<u>Improvements</u>	<u>Full year tax \$</u>
318 E. Pontiac Key No. 93-4125-0004	\$ 500	\$3500	\$338.08
322 E. Pontiac Key No. 93-4125-0013	\$ 630	\$ 0	\$ 53.26
326 E. Pontiac Key No. 93-4125-0012	\$ 370	\$ 0	\$ 31.28
328 E. Pontiac Key No. 93-4125-0011	\$ 600	\$ 0	\$ 50.72
330 E. Pontiac Key No. 93-4125-0002	\$ 600	\$ 0	\$ 50.72
332 E. Pontiac Key No. 93-4125-0001	\$ 630	\$5200	\$492.74
2712 S. Lafayette Key No. 93-4125-0003	\$1270	\$ 0	\$107.34
2720 S. Lafayette Key No. 93-4125-0023	\$ 670	\$ 0	\$ 56.64
2722 S. Lafayette Key No. 93-2378-0024	\$ 700	\$2230	\$351.71
313 E. Leith <u>Key No. 93-4125-0022</u>	\$ 700 _____	\$ 0 _____	\$ 59.16 _____
Totals	\$6670.00	\$11,930.00	\$1,591.65

**PROPERTY DESCRIPTION
FOR
LAFAYETTE MEDICAL CENTER**

PARCEL 1: Lot #1, 2, 3, and East 40foot of Lot #4 in Tresselt's Addition along with Lot #22, 23 and 24 in Colerick's Addition.

PARCEL 2: West 10 feet of Lot #4 the East 20 feet of Lot #5 both in Tresselt's to Mechanicbury Addition to the City of Fort Wayne, Indiana according to the plat thereof Recorded in Deed Record 42 page 200 in the office of the Recorder of Allen County.

EXHIBIT "A"

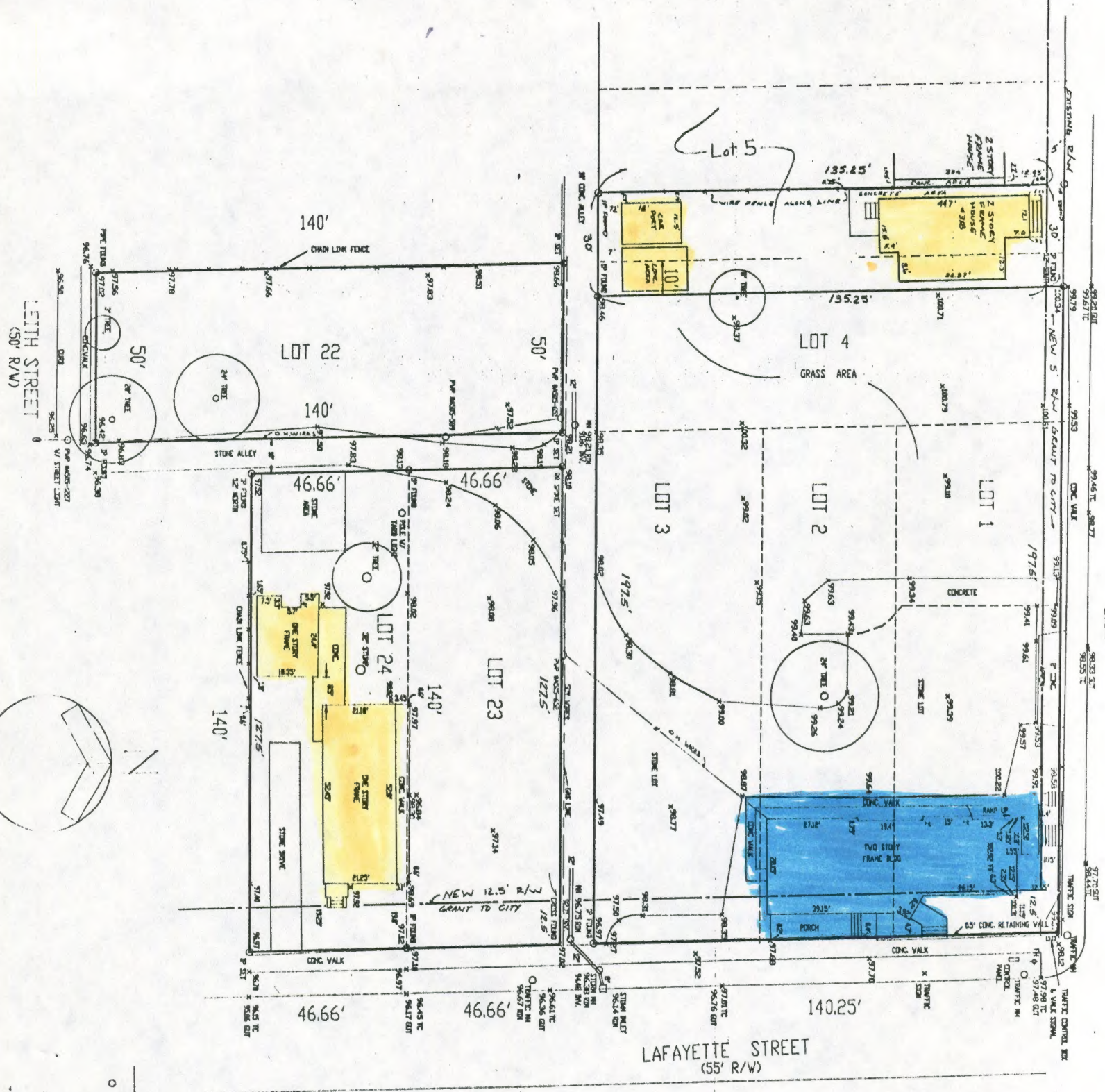
F. PUBLIC BENEFIT INFORMATION

The corporation (Community Healthcare Associates Inc.) will not have actual employees. Community Healthcare Associates Inc., will operate the structure by way of third party contracts for lawn maintenance, janitorial, security, maintenance, ect.... However, jobs may be created by new physicians moving to the Fort Wayne area and locating their practices in said building. Also, the hospital may be creating new positions for their operations within the building. It is estimated that between the new physicians and the hospital that a total of 15 to 20 jobs may be created. These jobs should have a salary range from \$8,500.00 to \$50,000.00 with an average of \$19,500.00 (this does not include physicians salaries).

SCALE
1" = 20'
ELEV. 2028
P.M. 100004
W/ STREET LIGHT

PONTIAC STREET
(50' R/W)

222.0'



BOUNDARY & TOPOGRAPHIC SURVEY

Structures are schedule to be demolished
Doctor Stovall's Current Office Building

This document is a re-survey of land and real estate located in Allen County, Indiana made in accordance with the records on file in the Office of Recorder of said county. The land described exists in the full dimensions shown, is free from encroachment by adjoining land owners and contains entirely within its boundary any structures located upon it except as noted below.

Legal Description

Lots 22, 23 and 24 in Colerick's Addition to the City of Fort Wayne, Indiana together with Lots 1, 2, 3, 4, and the East 20.0 feet of Lot 5 in Tresselt's Addition to the City of Fort Wayne, Indiana.
Excepting the North 5.0 feet of Lots 1, 4 and the East 20.0 feet of Lot 5 in Tresselt's Addition and
Excepting the East 12.5 feet of Lots 1, 2, & 3 in Tresselt's Addition and
Excepting the East 12.5 feet of Lots 23 and 24 in Colerick's Addition.

LEGEND

- P.M.P
- GAS LINE
- POWER POLE
- TOP OF CURB
- GUTTER
- EXISTING ELEVATION
- MANHOLE
- IRON PIN SET
- IRON PIN FOUND
- FIRE HYDRANT
- SITE BENCH MARK
- 2x NAIL IN POWER POLE
- #403214, LOCATED ON
- NORTH SIDE OF PONTIAC
- STREET APPROXIMATELY
- 130' WEST OF WEST R/W
- OF LAFAYETTE STREET.
- ASSUMED ELEVATION = 100.00

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Community Healthcare Associates, Inc. is requesting
a tax abatement in order to construct a 32,000 sq. ft. structure for the
purpose of a multi-service Medical Center.

9-92-10-09.

EFFECT OF PASSAGE Would allow for the creation of 20 new jobs.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta

BILL NO. R-92-10-09

REPORT OF THE COMMITTEE ON
FINANCE

MARK E. GIAQUINTA, CHAIR
DONALD J. SCHMIDT, VICE CHAIR
EDMONDS, RAVINE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (ORDINANCE) (RESOLUTION) designating an "Economic
 Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
 known as 2700 South Lafayette Street, Fort Wayne, Indiana 46803
 (Community Healthcare Associates, Inc.)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
~~ORDINANCE~~ (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

DATED: 10-13-92

Sandra E. Kennedy
City Clerk